

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

424/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

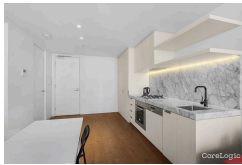
Date of sale

317/23 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$350,000	06-Mar-24
402/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$330,000	22-Nov-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 April 2024



**317/23 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$350,000** Sold Date **06-Mar-24**

Distance **0km**



**402/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$330,000** Sold Date **22-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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